

**RESOLUTION #2011-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING SITE PLAN REVIEW #2011-02 FOR LEPRINO FOODS, INC.  
TO REVISE THE LANDSCAPE PLAN FOR THE EAST PLANT**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on April 25, 2011 at 7:00 p.m. on said day, it was moved by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Leprino Foods Inc., has submitted an application for Site Plan Review to revise the landscape plan for Leprino Foods East Plant; and

**WHEREAS**, the proposed site is located on the west side of Fox Street, south of G Street and north of the Railroad Tracks described as Assessor Parcel #020-016-021 and 023-430-013; and

**WHEREAS**, the proposal includes eliminating seventeen (17) of the trees along the east side of Fox Street and eight (8) trees along the northern side of the existing building on "G" Street and nineteen (19) existing trees located along the northern boundary of the parking area, five (5) existing trees on the east side of the parking lot and thirteen (13) existing trees on the south side of the parking area north of the storm water retaining basin; and

**WHEREAS**, in exchange, Leprino Foods, Inc. proposes to install two sidewalks along Fox Street between "E" and "F" Streets.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore approves this Resolution approving Site Plan Review #2011-02 by Leprino Foods Company, Inc. and reiterates the following original condition #3 of approval of Administrative Review 2008-03 for the East Plant as per Exhibit A, and adds the alternative spelled out on Paragraph B and shown in Exhibit B.

- A. At least 2.5% of the total parking stalls, or 4 stalls, shall be striped in preferred parking areas for carpoolers and 5% parking should accommodate bicycles, or 8 bicycles.

Planting of vines and trees along the chain link fence areas on the westerly side of the property to form a solid green wall within 2 years, and trees shall be planted at an average spacing of 20' on center along the northerly most portion of the property as generally shown on the approved attached Landscape Plan.

Seventeen (17) tree wells shall be cut, street trees and irrigation installed, and tree grates put in place along the easterly side of the project along Fox Street in the 9½' sidewalk area as well as eight (8) installed along "G" Street as generally shown on the attached Landscape Plan. The irrigation to the trees should be accommodated by cutting out an 8" portion of the sidewalk directly behind the curb, installing the water line with deep bubblers, then covering with a red brick colored stamping to match those in place in downtown (Public Works office has stamp template). Additionally, a PVC schedule 40 backup water irrigation should be installed in same area should primary irrigation system fail. Installation of a grey PVC schedule 80 electrical conduit (18" deep covered by 3" of sand) also needs to be provided in areas alongside this landscape irrigation to allow future expansion of City electrical utilities. As built plans shall be provided to the City at project completion.

Three (3) sets of revised detailed landscape plans, which include plant type, size and location shall be submitted to the Planning Department for review and approval prior to installation of such at least several months before the end of building construction. Trees shall be include deep bubblers and all irrigation and soil amendments shall provide adequate irrigation along

with best planting practices presently available to insure long term survival. All landscaping shall be maintained in perpetuity by the site owner.

- B. *Leprino Foods Company, Inc. may, at its sole option, elect to install two segments of sidewalk along Fox Street between "F" and "E" Street as per Exhibit B, instead of installation of Item A. Should Leprino Foods Company, Inc. elect to install the sidewalks, construction drawings shall be submitted to the Department of Public Works for approval, and an encroachment permit shall be obtained prior to the commencement of construction.*

This condition will be satisfied so long as items in A or B are completed.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 25, 2011 by the following votes:

**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

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**Lisa Elgin, Chairperson**

**ATTEST:**

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**Jeff Briltz, Secretary**

